



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 03, 2014

1402-PUD-03

Exhibit 1

Petition Number: 1402-PUD-03

Petitioner: Justus Home Builders, Inc.

Representative: James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to consolidate and modify assisted living facility standards for Parcel M2 of the Bridgewater PUD.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 12.03 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Concept Plan
4. Proposed Bridgewater PUD Amendment, 01/03/14
5. Concept Plan
6. Building Elevations

Staff Reviewer: Sarah L. Reed, AICP

Petition History

This petition was introduced at the January 13, 2014 City Council meeting and appeared before the Technical Advisory Committee on January 21, 2014. It is scheduled to receive a public hearing at the February 03, 2014 Advisory Plan Commission (the "APC") meeting.

Procedural

Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the February 03, 2014 APC meeting.

Project Overview

Project Location

The subject property is approximately 12 acres in size and is located on the southwest corner of 151st Street and Gray Road (east of Market Center Drive), in the Bridgewater PUD (the "Property").

Project Description

The proposal is to consolidate and modify the assisted living facility development standards for what is identified on the Concept Plan as Parcel M2 (see Exhibit 3), of the Bridgewater PUD (the "Proposal"). Parcel M2 is located within the commercial area (Area Y) of the Bridgewater PUD, and assisted living facilities are a permitted use. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment (see Exhibit 4).

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at 317.503.1220 or sreed@westfield.in.gov